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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** VESELY ESTATES AT STEPHENS WOODS  
(PROPOSED SENIOR HOUSING MULT-FAMILY)  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 32 – BLOCK 2 – LOT 15  
**PROJECT NUMBER:** 08-07  
**DATE:** 23 APRIL 2008  
**DESCRIPTION:** THE APPLICATION PROPOSES A 146-UNIT SENIOR HOUSING  
MULTI-FAMILY RESIDENTIAL COMPLEX ON A 25.7+ ACRE  
PROPERTY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS  
ONLY.

1. The following is a very brief synopsis of the proposed site plan, for concept discussion only:
  - 146-units proposed, as follows:
    - 10 single-family units
    - 64 Townhouse units
    - 72 Apartment units
  - Site amenities include 10,000 sf clubhouse, outdoor pool, tennis court, and sidewalk (walking) network.
2. From a very conceptual standpoint, the most significant concern we note is the proposed construction of the 30 ft wide fire access lane and multiple stormwater basins/facilities within the 100 ft wetlands buffer area. I am very concerned that this will be approved by the NYSDEC; if not, the entire layout is subject to change. I suggest that the applicant be directed to seek written confirmation that this will be approvable.

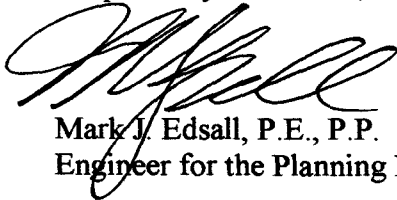
The Planning Board previously reviewed the submittal as part of a referral from the Town Board. At that time the Planning Board noted concern regarding the density, and as well the wetlands issue. I am not aware of any layout or density change as part of this site plan application.

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3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings (folded) and the environmental form for this purpose.
4. I do not believe this project is within any of the thresholds that would require a referral to the Orange County Planning Department (GML 239). The applicants consultants may wish to confirm this understanding.
5. It is appropriate that we receive input as soon as possible from the Town Sewer Department, Town Water Department, Town Highway Department and Infrastructure Committee with regard to the proposed project.
6. Given my comments regarding DEC input referenced in #2 above, I will defer detailed review of the plans until we receive input relative to the basic layout of the project.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board